

WARRANTY DEED
Joint TenancyTRANSFER
TAX
PAID

KNOW ALL MEN BY THESE PRESENTS,

021471

That, I, ARTHUR J. BERNIER, of Waterville, in the County of Kennebec, and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by CARL E. BOLDUC and CHARLOTTE C. BOLDUC, husband and wife, both of Orlando, in the County of Orange, and State of Florida, and whose mailing address is 4817 Bills Court, Orlando, Florida 32812, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said CARL E. BOLDUC and CHARLOTTE C. BOLDUC, as joint tenants and not as tenants in common, their heirs and assigns forever,

Two certain lots or parcel of land, together with the buildings thereon, situated in Waterville, in the County of Kennebec and State of Maine, and being lots numbered seventy-three (73) and seventy-four (74) as shown upon a Plan of Edgemont Park, made by J. H. Burleigh, C. E. which plan is dated August, 1905, and recorded in the Kennebec County Registry of Deeds, to which reference may be had for a more particular description.

Meaning and intending hereby to convey the premises acquired by the within Grantor, Arthur J. Bernier, by deed of Mathias G. Morissette, Raymond Morissette, Clifford Morissette and Clement Morissette dated December 3, 1948, and recorded in the Kennebec County Registry of Deeds in Book 863, Page 370.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said CARL E. BOLDUC and CHARLOTTE C. BOLDUC, as joint tenants and not as tenants in common, and their heirs and assigns, to them and their use and behoof forever.

And I do covenant with the said Grantees, as aforesaid, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that my heirs and I shall and will Warrant and Defend the same to the said Grantees, their heirs and assigns against the lawful claims and demands of all persons.

In Witness Whereof, the said ARTHUR J. BERNIER, joining in this deed as Grantor, and relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set my hand and seal this 7th day of September, in the year of our Lord one thousand nine hundred and eighty-eight.

Signed, Sealed and Delivered
in the presence of:

Natalie P. Bragg

Arthur J. Bernier
Arthur J. Bernier

STATE OF MAINE
KENNEBEC, SS.

Dated: September 7, 1988

Personally appeared the above named ARTHUR J. BERNIER and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Natalie P. Bragg

Notary Public

Print Name: NATALIE P. BRAGG

My Commission Expires: 12/18/94



RECEIVED KENNEBEC SS.

1988 SEP -9 AM 9:00

ATTEST: *Therese B. [Signature]*
REGISTER OF DEEDS